



July 6, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Dean Thompson
Pledge of Allegiance Brett McGuire
Quorum Chairman Sprague
Quorum declared with 80% of members present (Commissioner Atkins absent).
Approval of Minutes for June 1, 2006 Chairman Sprague
Commissioner Thompson moved to approve the minutes of June 1, 2006. Commissioner McGuire seconded. Motion carried 4 – 0.
Reading of the Agenda Tom Tully
Approval of the Agenda Chairman Sprague
Commissioner McGuire moved to approve the Agenda as presented. Commissioner Hall seconded. Motion carried 4 - 0.

New Business

Final Plat Staff

- 1. Volker Dube Subdivision, Deerwood Lane West, Zoned R-1, 2 lots, 10.46 acres, Commission District 1.**
Commissioner Hall made the motion to approve the final plat, referred to as Option B (jagged property line) for Volker Dube Subdivision and to include all departmental comments. Commissioner Thompson seconded. Motion carried 4 - 0.
- 2. Brook Village at Greenbrier I, Greenbrier Avenue off of Washington Road, Zoned PUD, 57 units, 4.60 acres, Commission District 3.**
- 3. River Island Section I, Phase I-B, Blackstone Camp Road, Zoned PUD, 16 lots, 11.40 acres, Commission District 1.**
- 4. Middleton @ Riverwood PUD Revision, Lots 7D, 9D, and 10D, Mansford Lane, Commission District 3.**
- 5. Tudor Branch PUD Revision, Lot 64, Block I, Section VI, 1318 Hawksmoor, .42 acre, Commission District 3.**
Commissioner Thompson made the motion to approve the final plats for Brook Village at Greenbrier I; River Island Section I, Phase I-B; Middleton @ Riverwood PUD Revision; and Tudor Branch PUD Revision and to include all departmental comments. Commissioner Hall seconded. Motion carried 4 - 0.

Preliminary Plat Staff

- 6. Tudor Branch Section VI, Phase II, Columbia Road, Zoned PUD, 39 lots, 26.26 acres, Commission District 3.**
- 7. Grenelefe Park, Old Belair Road, Zoned PUD, 39 lots, 14.00 acres, Commission District 3.**
- 8. Carriage Hills V, Point Comfort Road, Zoned R-2, 13 lots, 5.25 acres, Commission District 1.**



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9. **Canterbury Farms I**, Chamblin Road, Zoned R-2, 46 lots, 35.30 acres, *Commission District 4*.
Commissioner McGuire made the motion to approve the preliminary plats for Tudor Branch Section VI, Phase II; Grenelefe Park; Carriage Hills V; and Canterbury Farms I and to include all departmental comments. Commissioner Thompson seconded. Motion carried 4 - 0.

Rezoning..... Staff

10. **RZ 06-06-02**, Rezone Tax Map 082 Parcels 070 and 070A, 5.21 acres located at 477 Fury's Ferry Road from R-3 to P-1. *Commission District 1*.
Commissioner Thompson made the motion to approve RZ06-06-02 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion failed 2 (Thompson/McGuire) – 2 (Sprague/Hall) for lack of a majority vote.
11. **RZ 06-06-03**, Rezone Tax Map 072A Parcels 100 and 105, 0.71 acre located at 4411 Peachtree Road and 518 North Belair Road from R-2 to C-2. *Commission District 3*.
Commissioner Hall made the motion to approve RZ06-06-03 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.
12. **RZ 06-06-04**, Rezone Tax Map 079 Parcel 069, 0.83 acre located at 4116 Columbia Road from C-C to C-2. *Commission District 2*.
Commissioner Thompson made the motion to disapprove RZ06-06-04 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.
13. **RZ 06-06-05**, Rezone Tax Map 078H Parcel 092, 0.51 acre located at 108 Stone Mill Drive from R-2 to P-1. *Commission District 2*.
Commissioner Thompson made the motion to disapprove RZ06-06-05 and to include departmental comments and close the public hearing. Commissioner Sprague seconded. Motion carried 4 - 0.
14. **RZ 06-07-01**, Rezone Tax Map 072 Parcel 231E, 15.49 acres located on Industrial Park Drive from M-1 to PUD. *Commission District 1*.
Commissioner Hall made the motion to approve RZ06-07-01 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.
15. **RZ 06-07-02**, Rezone a portion of Tax Map 068 Parcel 059, 54.78 acres located on Lewiston Road from R-1 to C-2. *Commission District 4*.
Commissioner McGuire made the motion to approve RZ06-07-02 and to include departmental comments and close the public hearing. Commissioner Thompson seconded. Motion carried 4 - 0.
16. **RZ 06-07-03**, Rezone Tax Map 083 Parcel 017, 3.63 acres located on King Road Extension from R-3 to C-2. *Commission District 2*.
Commissioner Thompson made the motion to approve RZ06-07-03 and to include departmental comments and the added conditions that there would not be a street connection into Cross Haven Drive from King Road Extension, the agreement reached between the Applicant and Applecross Homeowner's Association would be incorporated as part of the rezoning, and that no commercial site plan would be approved until evidence exist of said agreement, and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.



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17. **RZ 06-07-04**, Rezone Tax Map 078C Parcel 529, 1.65 acres located on Settlement Road from R-3 to C-2. *Commission District 2.*
Commissioner Hall made the motion to approve RZ06-07-04 and to include departmental comments and close the public hearing. Commissioner Thompson seconded. Motion 4 - 0.
18. **RZ 06-07-05**, Rezone Tax Map 072A Parcel 093, 0.40 acres located at 4398 Peachtree Road; and Tax Map 072A Parcel 097, 0.40 acres located at 4408 Peachtree Road from R-2 to C-2. *Commission District 3.*
Commissioner Thompson made the motion to approve RZ06-07-05 and to include departmental comments and close the public hearing. Commissioner Hall seconded. Motion carried 4 - 0.

Variance Staff
Staff Comments Staff
Public Comments..... Chairman Sprague
Adjourn Chairman Sprague
Meeting Adjourned at 8:04 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins



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COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: July - August 2006

Board/Commission	Date	Time	Location
Board of Commissioners	July 4, 2006 (Cancelled)	6:30 PM	Evans Government Center Auditorium
Planning Commission	July 6, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 18, 2006	2:30 PM	Evans Government Center Auditorium
Planning Commission	July 20, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	July 24, 2006	3:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 1, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	August 3, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 15, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	August 17, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	August 24, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, July 18, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, July 14, 2006 to place their name on the agenda for presentation.